



# OPERATIONS COMMITTEE

Administration Building  
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## Agenda Report

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**File #:** 2023-2964

**Agenda Date:** 2/7/2024

**Agenda Item No:** 2.

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**FROM:** Robert Thompson, General Manager  
Originator: Mike Dorman, Director of Engineering

**SUBJECT:**

**HEAVY MECHANICS GROUP OFFICE SPACE UPGRADE AT PLANT NO. 2, PROJECT NO. FR2-0027**

**GENERAL MANAGER'S RECOMMENDATION**

RECOMMENDATION:

- A. Receive and file Bid Tabulation and Recommendation for Heavy Mechanics Group Office Space Upgrade at Plant No. 2, Project No. FR2-0027;
- B. Award a Construction Contract to M. Brey Electric, Inc. dba MBE Construction for Heavy Mechanics Group Office Space Upgrade at Plant No. 2, Project No. FR2-0027, for a total amount not to exceed \$195,676; and
- C. Approve a contingency of \$19,568 (10%).

**BACKGROUND**

The prefabricated office space for the Heavy Mechanics Group was installed in the Central Generation building at Orange County Sanitation District's (OC San) Plant No. 2 in 2019. During an inspection in 2021, it was identified that the fire suppression system, lighting and electrical services, ventilation system, and the IT/Networking system did not meet office building codes and requirements. This project will upgrade the fire suppression system, improve lighting and electrical services, replace the existing HVAC system, install HVAC ducting to each office, upgrade the IT/Networking system, and improve egress and exiting of the office space.

**RELEVANT STANDARDS**

- Comply with California Public Contract Code Section 20103.8, award construction contract to lowest responsive, responsible bidder
- Provide a safe and collegial workplace

**PROBLEM**

The existing prefabricated office space does not meet the following general requirements:

1. The fire suppression system does not comply with 2019 California Fire Code Title 24 Part 9 and associated applicable codes.
2. The lighting and electrical system does not comply with Title 24 - California Building Energy Efficiency Standards and associated applicable codes.
3. The HVAC system is at the end of its useful life and the prefabricated offices do not have HVAC ducting.
4. The office space does not have sufficient IT networking connection points to the cubicles.
5. The space does not have an appropriate path of travel from the office area to the doors exiting the building.

**PROPOSED SOLUTION**

Award a construction contract for Heavy Mechanics Group Office Space Upgrade at Plant No. 2, Project No. FR2-0027. This project will improve the office space and make it a safe, healthy, and efficient workspace.

**TIMING CONCERNS**

The problems that the project will be addressing will continue until the work is completed.

**RAMIFICATIONS OF NOT TAKING ACTION**

If this project does not proceed, the office space will not meet the latest fire codes and building codes, the functionality of the workspace will be insufficient, and the work environment will continue to be vulnerable to potential safety and health issues.

**PRIOR COMMITTEE/BOARD ACTIONS**

N/A

**ADDITIONAL INFORMATION**

OC San advertised Project No. FR2-0027 on September 7 & 14, 2023 and opened bids on October 19, 2023. Two sealed bids were received. A summary of the bid opening follows:

Engineer's Estimate	\$198,000
<u>Bidder</u>	<u>Amount of Bid</u>
M. Brey Electric, Inc. dba MBE Construction	\$195,676
R&L Group, Inc.	\$197,400

The bids were evaluated in accordance with OC San's policies and procedures. A notice was sent to all bidders on January 3, 2024 informing them of the intent of OC San staff to recommend award of the Construction Contract to M. Brey Electric, Inc. dba MBE Construction. OC San staff recommends

awarding a Construction Contract to the lowest responsive and responsible bidder, M. Brey Electric, Inc. dba MBE Construction, for a total amount not to exceed \$195,676.

### **CEQA**

The project is exempt from CEQA under the Class 1 categorical exemptions set forth in California Code of Regulations Section 15301. A Notice of Exemption will be filed with the OC Clerk-Recorder after OC San Board of Directors approval of the construction contract.

### **FINANCIAL CONSIDERATIONS**

This request complies with the authority levels of OC San's Purchasing Ordinance. This recommendation will be funded under the Repairs and Maintenance line item for the Operations and Maintenance Department (Budget Update Fiscal Year 2023-2024, Page 39) and the available funding is sufficient for this action.

### **ATTACHMENT**

*The following attachment(s) may be viewed on-line at the OC San website ([www.ocsan.gov](http://www.ocsan.gov)) with the complete agenda package:*

- FR2-0027 Construction Contract

GS:tk